



2200 W. 49th Street, Suite 100
Sioux Falls, SD 57105

PROPERTY HIGHLIGHTS

- Convenient location off Western & 49th Street
- Professional office setting
- High visibility

LOCATION DESCRIPTION

Located just west of the corner of 49th Street and Western Avenue

Co-tenants include Natural Arts Chiropractic and Acupuncture, Anne Marie Counseling and Yoga Therapy, and Dakota Allergy and Asthma

Area neighbors include Runnings, Scheels, Best Buy, West Mall 7 Theaters, Vinyl Taco, JL Beers

49th Street Traffic Counts: 14,100 VPD

Lease Rate	\$14.00/SF NNN
NNN Expenses	\$6.00/SF
Suite Size	1,800 SF



TROY FAWCETT, CCIM, SIOR

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PHOTOS

2200 W. 49TH STREET, SUITE 100
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FOR LEASE

Office Suite



AERIAL

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